

ADA Accessibility Report Summary

Samaha Associates surveyed areas used by the County for public meetings for ADA accessibility in four buildings: Warren Green, John Barton Payne, Warrenton Community Center, and Warrenton Middle School. Samaha Associates was also asked to survey the Sheriff's Office for ADA accessibility.

Samaha Associates provided a report indicating barriers to accessibility found during the conducted surveys. These barriers are itemized on spreadsheets and keyed into the floor plans provided to Samaha Associates by Fauquier County. In the full report (attached), the barriers found are indexed by both the ADAAG and ANSI section numbers and include a description of the requirements for compliance.

If unlimited funding was available to make all modifications listed in the report, the estimated expenditures (provided by Samaha) required for construction are shown below. It should be noted that soft costs, such as permitting fees, design fees, escalation, etc., are not included in these estimates, and would add approximately 20% to the construction estimates shown:

Sheriff's Office	\$ 393,450
Warrenton Middle School – Auditorium	\$ 142,200
Warren Green Building	\$ 34,200
Warrenton Community Center	\$ 26,600
John Barton Payne Building	\$ 7,450
Total	\$ 603,900

Staff reviewed the report, and forwarded it with recommendations (copy attached) to the Disability Services Board (DSB) for its review and comment. Specifically, the DSB was asked to assist staff in prioritizing the list of items recommended for correction. Due to budget constraints, staff recommended:

- An alternative ADA accessible location be found for large public meetings other than the Warrenton Middle School, and
- Recommended renovations to the Sheriff's Office be postponed until that building is renovated for other use after the construction of the Public Safety Building.

Because of funding limitations, this summary report focuses on ADA accessibility improvement activities in the following facilities:

Warren Green Building	\$ 34,200
John Barton Payne Building	\$ 7,450
Warrenton Community Center	\$ 26,600
Total	\$ 68,250

Again, soft costs, such as permitting fees, design fees, escalation, etc., are not included in these estimates, and would add approximately 20% to the construction estimates shown above.

The following pages provide excerpts from the Samaha report, highlighting ADA issues that staff recommends be addressed as soon as possible, pending availability of funds, with recommendations from the DSB on prioritizing those issues.

Warren Green Building

Summary

The historic Warren Green Building built between 1890 and 1911 underwent a complete general renovation in 2003-2004. The three story facility currently serves the Warrenton community providing multiple public services including the hub of zoning and building services, the Fauquier County Board of Supervisors meeting room, public hearings and the center district voting precinct. The Warren Green building is a landmark in the downtown area and has played a significant role in preserving the historic fabric of Warrenton. The public areas in our study included the main entrance, accessible routes, meeting rooms, services counters, reception areas, restrooms, and vertical circulation.

Site Elements

The site's frontage included on street parking with one dedicated handicapped parking space directly adjacent to the building's main entrance. This space was not van accessible per the ADAAG due to the raised adjacent curb. Since no parking is provided on-site the ADA will not require additional spaces. Accessible street parking should be reviewed as a separate effort including the entire network of local streets. The immediate site did provide curb cuts and a suitable exterior accessible route.

Building Elements

The historic nature of the building has resulted in the majority of issues being related to elements of the original historic fabric of the building such as door widths, clear headroom at stairs and ornamental railings. Toilet rooms have been renovated in attempts to meet accessibility requirements, but several items would require modification to meet the specific guidelines of the ADA. Some typical ADA requirements may be alleviated due the addition of the elevator and/or the classification of the building as historic. These instances are noted specifically within the list on non-compliant items. An area of refuge would be required for physically disabled person to await emergency assistance.

Warren Green Building	
Item	Action Required
DSB Recommendation: <i>Action required immediately</i>	
Accessible Signage	Provide accessible high density plastic contrasting signage with raised Braille and pictograms where required. Approximately (25) locations
9" protruding depth at paper towel dispenser in all restrooms	Replace paper towel dispenser with ADA accessible model surface mounted or recessed model
T.P. dispenser mounted at 44" height in all restrooms	Provide accessible accessory installed in a compliant location
Seat cover dispenser mounted at 68" height in all restrooms	Relocate accessory and patch
Additional Recommendations from DSB Requiring Immediate Action	
	The partition door in the first floor men's restroom needs to be repaired
	The second floor men's restroom heater needs to be moved or recessed, and the door closer adjusted
	A cordless, clip-on microphone for the first floor meeting room would resolve the non-compliant podium issue. <i>The DSB understands the cordless microphone has already been purchased, so should be implemented immediately.</i>
	An automatic door opener should be installed on the building's front door. <i>This is highly recommended due to the weight of this door.</i>
	Since the building's back door is locked after business hours, make the front door accessible, and place a sign on the back door directing meeting participants to the front door. <i>This is highly recommended to provide reasonable access to the building for after-hour meetings.</i>
	All wall heating units that protrude into the hallways need to be recessed
	At Court building (40 Culpeper Street) install a blue sign at the Culpeper Street entrance to direct people to accessible parking spaces and building entrance. <i>This is highly recommended to provide reasonable access to the courtrooms.</i>
DSB Recommendation: <i>Action required when funding becomes available</i>	
76" clear head height at stair	Not required by the ADA
28" handrail height on stairs	Not required by the ADA
Non-compliant handrails on stairs – cross section	Not required by the ADA
Inaccessible maneuvering clearances at doorway in both mens' restrooms	Relocate interior partitions and replace door and frame to accommodate required clearances in both mens' restrooms
56" clear toilet stall width in both mens' restrooms	Renovate restroom layout to accommodate required clearances in both mens' restrooms
42" side wall grab bar extends 46" from rear wall in both mens' restrooms	Not required by ADA

Warren Green Building	
Item	Action Required
DSB Recommendation: <i>Action required when funding becomes available (continued)</i>	
Omitted vertical grab bar in all restrooms	Not required by ADA
Stall door swings into toilet fixture clear floor area in both women's restrooms	Renovate restroom layout to accommodate required clearances
DSB Recommendation: <i>Alternative solution available</i>	
Reduced clear height under stair on first floor	DSB suggested alternate solution of foam protection to sprinkler pipe, or placing an obstacle such as a potted plant in such a way that a sight-impaired person would not run into the pipe
Double 28" wide entry doors to first floor meeting room	DSB suggested a blue sign that reads "Leave both doors unlocked during meetings" and a general meeting room protocol, i.e., doors open, the occupancy load, ramp(s) etc. <i>This is highly recommended to provide reasonable access to the meeting room.</i>
Inaccessible platform in first floor meeting room	A portable ramp could be used as necessary
Non-compliant service counter on third floor	Reasonable accommodation can be accomplished by training staff (should be written policy) in proper procedure when they encounter a person with disabilities, and/or provide a nearby table at compliant height

John Barton Payne Building

Summary

The John Barton Payne Building was originally constructed in 1925 and is prominently located at the west end of Main Street. The building serves as a special meeting and event venue in Warrenton. The facility was most recently renovated in December of 2006 with the main purpose of improving accessibility to the public spaces. An external stair tower was added which now serves as the main hall's primary entrance and includes an accessible chair lift. The study focused solely on the main hall and its supporting kitchen, restrooms and tower entrance.

Site Elements

No on-site parking is provided at the John Barton Payne Building. The immediate side walks included curb cuts at crosswalks, but beyond the immediate site the exterior accessible route could not be determined. Since no on-site parking is provided, no accessible spaces are required by ADA.

Building Elements

Due to the building's recent renovation and addition focused on accessibility only minor specific ADA non-compliance items were discovered.

John Barton Payne Building	
Item	Action Required
DSB Recommendation: <i>Action required immediately</i>	
Accessible Signage	Provide accessible high density plastic contrasting signage with raised Braille and pictograms where required. Approximately (10) locations
Toilet paper dispenser mounted at 43" height in mens restroom	Provide accessible accessory installed in a compliant location
10" protruding depth at paper towel dispenser	Replace paper towel dispenser with ADA accessible model surface-mounted or recessed model. Additional comment by DSB: As an additional safety issue, an ADA handle should be installed outside the restroom door in case of a power outage
Signage mounted to face of swinging door	Relocate interior signage per code requirements. Additional comment by DSB: A blue sign should be installed at the front of building noting that the disabled access is at the rear of the building. Ensure the back door is unlocked when building is in use
<ul style="list-style-type: none"> 10" protruding depth at paper towel dispenser in women's restroom T.P. dispenser mounted at 44" height Paper towel dispenser restricts 90 degree opening of toilet partition door 	<ul style="list-style-type: none"> Provide accessible accessory installed in a compliant location Replace dispenser with ADA accessible model surface-mounted or recessed model. <p>Alternate reasonable accommodation for these three issues is the removed the handicap symbol from the restroom door, and place a blue sign that says there is an accessible restroom downstairs</p>

John Barton Payne Building	
Item	Action Required
DSB Recommendation: <i>Action required when funding becomes available</i>	
Signage mounted to face of swinging door at entrance to women's restroom	Relocate interior signage per code requirements. Additional suggestion by DSB: A lighted sign similar to the one on the new exit door should be installed
Inaccessible sink in a space including a range in kitchen	Concert sink base cabinet and replace sink to allow knee clearance and forward approach
Lavatory overlap at toilet clear floor area	Not required by ADA
	The DSB also recommends installing an automatic door opener at the rear of the building
DSB Recommendation: <i>Alternative solution available</i>	
DSB Comment: Not recommended at this time; defer to future renovation to building	
Reduced clear floor space at lavatory in women's restroom	Relocate sink to accommodate clear floor area required
DSB Comment : Not an issue	
77" head height at framed opening (pass-through?)	Reconstruct framed opening to increase clear head height

Warrenton Community Center

Summary

The Warrenton Community Center operates in what formerly was the Central Elementary School built in 1960. The main building was renovated for Parks and Recreation and Shadow Lawn in 2002. The study focused solely on the main building utilized by Shadow Lawn as an adult day care facility. The public areas in our study included reception, conference, restrooms, dayroom, kitchen, an auditorium including a stage and the accessible route connecting all public functions.

Site Elements

The site had a total of 100 parking spaces including 6 spaces dedicated to handicapped parking. Of these, 2 spaces were van accessible handicapped parking spaces served by a 96" wide accessible aisle. ADAAG Section 4.1.2 requires a lot with this number of total spaces to include 4 accessible spaces with at least one being van accessible. Therefore the provided accessible spaces at this site are adequate to meet the requirements of the ADA. The accessible spaces were the closest parking spaces to the building's public entrance. The site around the parking and entrance was relatively flat and the accessible route to the entrance did not cross any elevated curbs or walks and therefore required no curb cuts or ramps.

Building Elements

With the exception of the stage, the building had no level changes and generally complied with the guidelines for accessible as expected given it's use as a center serving senior adults some of which who experience mobility difficulties.

Warrenton Community Center	
Item	Action Required
DSB Recommendation: <i>Action required immediately</i>	
Accessible Signage	Provide accessible high density plastic contrasting signage with raised Braille and pictograms where required. Approximately (25) locations
36" perpendicular to HDCP stall doorways in both restrooms in corridor leading to the senior center area	Remove portion of visual screen wall to accommodate required clearances
Crash bar exit devised protrusion at doorway (four doors exiting to the outdoors, either side of the stage)	Replace crash bar exit devices with push pad type panic hardware DSB recommends this be fixed as recommended, or by replacing hardware with automatic door openers
Additional Recommendations from DSB Requiring Immediate Action	
	The disabled parking space in the parking lot need better definition, and signage corrections. It is recommended that two spaces be added, for a total of 6 handicapped spaces.
	The door closer tensions of all doors to the building need to be checked, and corrected where necessary
	Automatic door openers should be installed on both internal and external doors of the front vestibule

Warrenton Community Center	
Item	Action Required
DSB Recommendation: <i>Action required when funding becomes available</i>	
Life Pak and Telephone in corridor leading to senior center area	Recess Life Pak equipment and relocate telephone out of corridor, or provide vertical extension to a height of 27" or less
Omitted vertical grab bar in both restrooms in corridor leading to senior center area	Not required by the ADA
Signage mounted to face of swinging doors (entrances to both restrooms in corridor leading to senior center area)	Relocate interior signage per code requirements.
Inaccessible sink in kitchen	Convert sink base cabinet and replace sink to allow knee clearance and forward approach
DSB Recommendation: <i>Alternative solution available</i>	
9" maneuvering clearance at pull side of door at immediate entrance to senior center area	Relocate interior partitions and replace door and frame to accommodate required clearances. DSB recommends an automatic door opener for this entrance
Inaccessible stage	Provide an accessible wheelchair lift or ramp to access the stage DSB recommends the purchase of a portable lift which could also be used at other facilities, rather than constructing a permanent ramp
DSB Recommendation: Not Required	
9" maneuvering clearance at pull side of door (front door to the senior center/Parks and Recreation counter)	Relocate interior partitions and replace door and frame to accommodate required clearances. <i>Per the DSB, this is not part of the public meeting space, therefore does not need to be addressed at this time.</i>